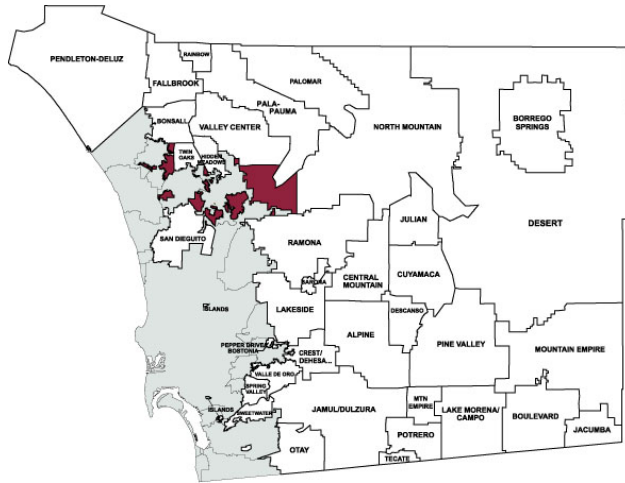


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

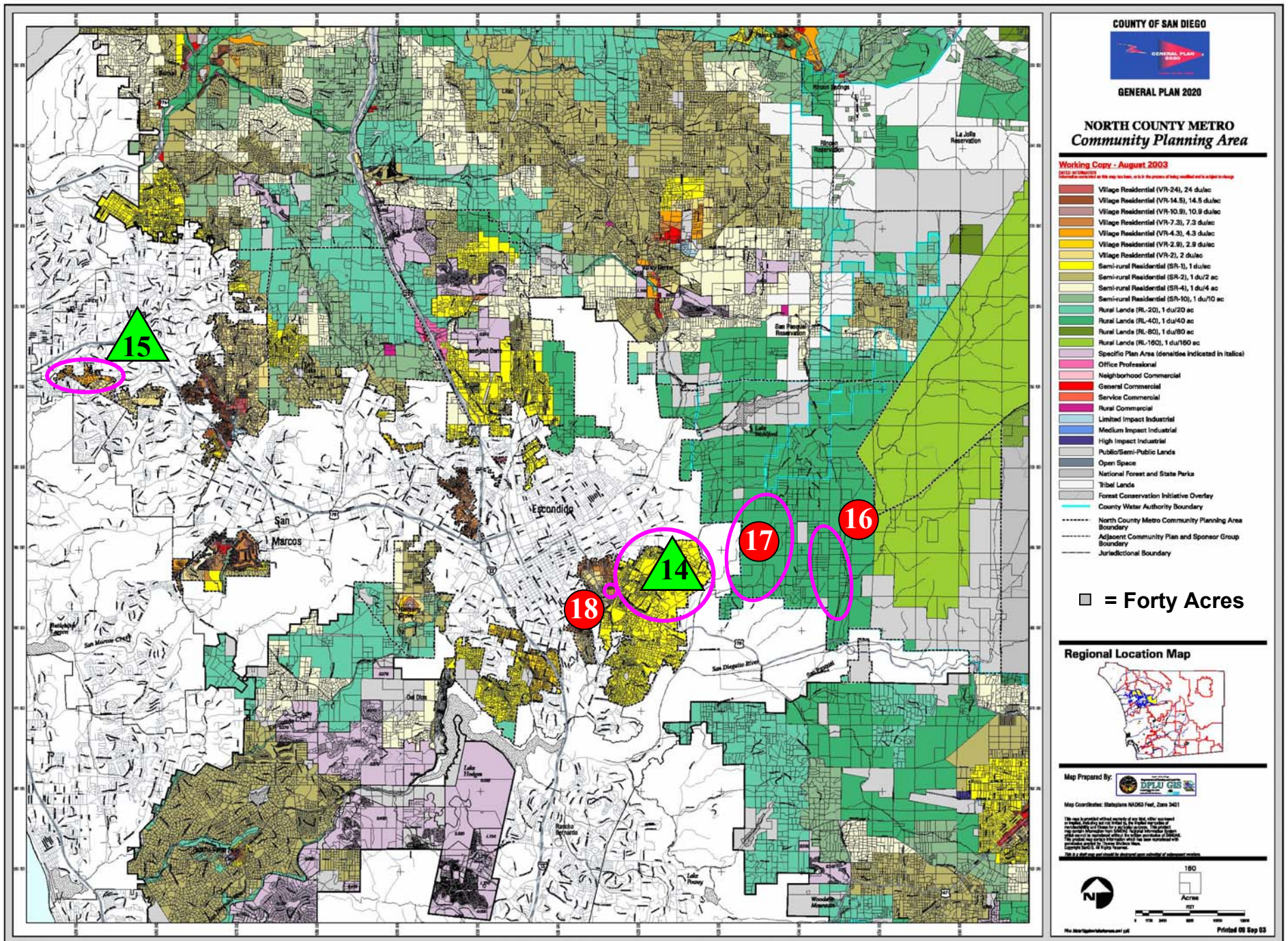
NORTH COUNTY METRO



North County Metro had five properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles.
- 3 referrals do not meet the GP2020 concepts and planning principles.

One referral is in an area that has an established pattern of single-family residences adjacent to a Semi-Rural area containing active agriculture. Higher density development is not consistent with the surrounding uses in the area. The remaining two referrals are located in Rural Lands in the eastern most portion of the community near the San Diego Wild Animal Park. These areas were designated as Rural Lands because they are highly constrained and both lack adequate public services and infrastructure.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
14	<p><i>Ben Hillebrecht</i></p> <p>Inside CWA boundary. General area north of San Pasqual Valley Road and east of Cloverdale Road.</p> <ul style="list-style-type: none"> Existing General Plan: 1 du/2,4,8 acres and 1 du/10 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/acre</u></p>	<p>NO CHANGE PROPOSED</p>
15	<p><i>Boyd West</i></p> <p>Inside CWA boundary. Vicinity of Sunset Drive and Ridge Road; Sunset Island area.</p> <ul style="list-style-type: none"> Existing General Plan: 1 du/1,2,4, acres 	<p><u>GP2020 Working Copy:</u> Village: 2 du/acre</p> <p><u>Referral Request:</u> Village: 4.3 du/acre</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Village: <u>4.3 du/acre</u></p>	<ul style="list-style-type: none"> Develop a legally defensible general plan – recognizes established context Reduce public costs <ul style="list-style-type: none"> Located inside CWA Adequate vehicular access Assign densities based on characteristics of the land – minimal physical and environmental constraints
16	<p><i>Brad Gephart</i></p> <p>Outside CWA boundary. North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> 770 acres Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> Develop a legally defensible general plan – recognizes established context Assign densities based on characteristics of the land <ul style="list-style-type: none"> Majority of property contains steep slopes between 25% and 50% Majority of the property within the South County MSCP Preapproved Mitigation Area Groundwater dependent

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
17	<p><i>Thure Stedt</i></p> <p>Outside CWA boundary. North of Hwy 78, south of Lake Wohlford; near Wild Animal Park.</p> <ul style="list-style-type: none"> • 1,200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Reflect Escondido General Plan for this project area</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – recognizes established context</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of property contains steep slopes greater than 25% · Majority of the property within the South County MSCP Preapproved Mitigation Area · Groundwater dependent
18	<p><i>Jim Whalen</i></p> <p>Inside CWA boundary. Northwest corner of Hwy 78 and Bear Valley Parkway.</p> <ul style="list-style-type: none"> • 12.54 acres • Existing General Plan: 7.3 du/acre 	<p><u>GP2020 Working Copy:</u> Village: 7.3 du/acre</p> <p><u>Referral Request:</u> Village Core: 14.5 du/acre and Commercial</p> <p><u>CPG/CSG:</u> No CPG/CSG</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Village: <u>7.3 du/acre</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – recognizes established context</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Surrounding development consists of single-family dwellings · Adjacent to active agriculture to the south and east